

GENERAL WARRANTY DEED

11072

THE STATE OF TEXAS I
COUNTY OF BRAZORIA I KNOW ALL MEN BY THESE PRESENTS:

THAT CHROMALLOY AMERICAN CORPORATION, a Delaware corporation, acting by and through James A. Siskind, its Agent and Attorney-In-Fact duly authorized, hereinafter called "GRANTOR", for the consideration hereinafter set out, have GRANTED, SOLD and CONVEYED, and by these presents hereby does GRANT, SELL and CONVEY unto FISH ENGINEERING & CONSTRUCTION, INC., a Texas corporation, hereinafter called "GRANTEE", all those certain lots, tracts or parcels of land, together with all improvements located thereon, situated in Brazoria County, Texas, and described as follows:

TRACT ONE:

THE SURFACE AND SURFACE ONLY OF Tract 24, Brazos Coast Investment Company Subdivision No. 8, F. J. Calvit League, Abstract 51, Brazoria County, Texas, according to the map or plat thereof duly recorded in Volume 2, Page 141 et seq., Plat Records, Brazoria County, Texas.

TRACT TWO:

THE SURFACE AND SURFACE ONLY OF Tract 25, Brazos Coast Investment Company Subdivision No. 8, F. J. Calvit League, Abstract 51, Brazoria County, Texas, according to the map or plat thereof duly recorded in Volume 2, Page 141 et seq., Plat Records, Brazoria County, Texas.

TRACT THREE:

Tract 55, Brazos Coast Investment Company Subdivision No. 8, F. J. Calvit League, Abstract 51, Brazoria County, Texas, according to the map or plat thereof duly recorded in Volume 2, Page 141 et seq., Plat Records, Brazoria County, Texas.

This conveyance is made and accepted subject to all of the following easements, rights-of-way, restrictions and mineral and royalty reservations and exceptions:

(a) Easement for construction of Intracoastal Waterway and disposal of spoil as described in instrument from Harrison Oil Company, et al to United States of America, dated August 19, 1937, recorded in Volume 298, Page 7, Deed Records, Brazoria County, Texas.

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(b) Easement for highway or road purposes as described in instrument from Joe M. Baggott, et al to Brazoria County, dated April 24, 1961, recorded in Volume 798, Page 674, Deed Records, Brazoria County, Texas.

(c) Easements as shown on plat of Brazos Coast Investment Company Subdivision No. 8, appearing in Volume 2, Page 141, et seq., Plat Records, Brazoria County, Texas.

(d) Minerals as described in instrument from A. B. Williamson, et ux to Vernon C. Wilson, dated December 17, 1964, recorded in Volume 896, Page 328, Deed Records, Brazoria County, Texas, and all rights incident thereto.

(e) Royalty interest as described in instrument from Magnolia Petroleum Co., et al to F. K. Stevens, dated December 6, 1954, recorded in Volume 609, Page 139, Deed Records, Brazoria County, Texas, and all rights incident thereto.

(f) Any right, title, interest or claim of any character had or asserted by the State of Texas, or by any government or governmental authority, or by the public generally, in or to that part of the property herein described affected by the ebb and flow of the tide.

(g) Easement for construction of Intracoastal Waterway and disposal of spoil as described in instrument from Brazoria County to United States of America, dated January 11, 1939, recorded in Volume 319, Page 61, Deed Records, Brazoria County, Texas.

(h) Minerals as described in instrument from J. W. Dennis to Frank K. Stevens, dated May 2, 1955, recorded in Volume 621, Page 307, and in instrument from Frank K. Stevens to Joe M. Baggott, dated June 5, 1955, recorded in Volume 624, Page 259, Deed Records, Brazoria County, Texas, and all rights incident thereto.

(i) Royalty interest as described in instrument from James Francis McSherry, et al to A. B. Williamson, recorded in Volume 868, Page 959, Deed Records, Brazoria County, Texas, and all rights incident thereto.

Date
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The consideration for this conveyance is the sum of
TEN (\$10.00) DOLLARS cash and other valuable considerations paid
by GRANTEE to GRANTOR, the receipt and sufficiency of which GRANTOR
hereby acknowledges.

TO HAVE AND TO HOLD the above described premises,
together with all and singular the rights and appurtenances there-
to in anywise belonging unto the said GRANTEE, its successors
and assigns forever, and GRANTOR hereby binds itself and its
successors to WARRANT and FOREVER DEFEND, all and singular, the
said premises unto the said GRANTEE, its successors and assigns,
against every person whomsoever lawfully claiming or to claim
the same or any part thereof.

WITNESS the execution hereof, this the 11th day
of April, 1980.

CHROMALLOY AMERICAN CORPORATION

By James A. Silkwood
JAMES A. SILKWOOD, Its
Agent and Attorney-In-Fact

THE STATE OF TEXAS I
COUNTY OF BRAZORIA I

BEFORE ME, the undersigned authority, on this day
personally appeared JAMES A. SILKWOOD,
AGENT AND ATTORNEY-IN-FACT of
CHROMALLOY AMERICAN CORPORATION, known to me to be the person
whose name is subscribed to the foregoing instrument, and acknowl-
edged to me that he executed the same for the purposes and con-
sideration therein expressed, in the capacity therein stated and
as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 11th day
of April, 1980.

My Commission Expires:

Madalynne Reichenbach
Notary Public in and for

County, Texas
MADALYNE REICHENBACH
NOTARY PUBLIC IN AND FOR BRAZORIA COUNTY, TEXAS

February 21, 1980
Board of Directors meeting

RESOLVED, that the appropriate Officers of the Corporation or James A. Silkwood, be, and they each hereby are, authorized and directed to execute and deliver on behalf of the Corporation, any and all documents and take any and all other actions which they, or any of them, shall deem necessary or desirable to effectuate the purchase of certain parcels of land, known as Tract Nos. 24(a), 25 and 55 of Brazos Coast Investment Company Subdivision No. 8, F. J. Calvit League, Abstract No. 51, Brazoria County, Texas, and the improvements located thereon, for a cash purchase price of approximately \$87,500; and be it further

RESOLVED, that the appropriate Officers of the Corporation or James A. Silkwood, be, and they each hereby are, authorized and directed to execute and deliver on behalf of the Corporation, any and all documents and take any and all other actions which they, or any of them, shall deem necessary or appropriate to effectuate the sale of certain parcels of land, known as Tract Nos. 24(a), 24(b), 25 and 55 of Brazos Coast Investment Company Subdivision No. 8, F. J. Calvit League, Abstract No. 51, Brazoria County, Texas, and the improvements located thereon, and the assignment of that certain lease by and between the Corporation and Anthony Zanakos, of that certain parcel of land and the improvements located thereon, known as Tract 23, Brazos Coast Investment Company Subdivision No. 8, F. J. Calvit League, Abstract No. 51, Brazoria County, Texas, for a cash sale price of approximately \$415,000.00.

DEED
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THE STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

BEFORE ME, the undersigned authority, on this day personally appeared William B. Roberts, Secretary of Chromalloy American Corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the eighth day of April, 1980.

Elaine K. Myers
Notary Public in and for
St. Louis County, Missouri

My Commission Expires:

May 10, 1980

FILED FOR RECORD
AT 8:00 O'CLOCK A M.

APR 17 1980

H. R. STEVENS, JR.
CLERK OF DISTRICT COURT, SPARTANBURG CO., TEXAS
BY [Signature] DEPUTY

